

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Croftburn Farm

other names/site number Grassland; Mount Pony Farm (DHR File Number 023-5040)

2. Location

street & number 18175 Croftsburn Farm Road not for publication N/A
city or town Culpeper vicinity X
state VA code 51 county Culpeper code 047
zip code 2

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

H. Alexander Wiese, Jr. 12/29/00
Signature of certifying official Date

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

____ entered in the National Register _____

____ See continuation sheet.

____ determined eligible for the _____

National Register

____ See continuation sheet.

____ determined not eligible for the _____

National Register

____ removed from the National Register _____

____ other (explain): _____

Signature of Keeper Date
 of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Non-contributing
<u> 8 </u>	<u> 1 </u> buildings
<u> 0 </u>	<u> 0 </u> sites
<u> 1 </u>	<u> 8 </u> structures
	<u> </u> objects
<u> 9 </u>	<u> 9 </u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
 N/A

Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC _____ Sub: single dwelling _____
AGRICULTURE _____ agricultural outbuilding _____

Current Functions (Enter categories from instructions)

Cat: DOMESTIC _____ Sub: single dwelling _____
AGRICULTURE _____ agricultural outbuilding _____

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: Other

Materials (Enter categories from instructions)

foundation

roof METAL/tin

walls WOOD/weatherboard

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- N/A A owned by a religious institution or used for religious purposes.
- N/A B removed from its original location.
- N/A C a birthplace or a grave.
- N/A D a cemetery.
- N/A E a reconstructed building, object, or structure.
- N/A F a commemorative property.
- N/A G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

AGRICULTURE
ARCHITECTURE

Period of Significance ca. 1870-1950

Significant Dates ca.1870
ca. 1889

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Culpeper (County), VA

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

N/A preliminary determination of individual listing (36 CFR 67) has been requested.

N/A previously listed in the National Register

N/A previously determined eligible by the National Register

N/A designated a National Historic Landmark

N/A recorded by Historic American Buildings Survey #

N/A recorded by Historic American Engineering Record #

Primary Location of Additional Data

x State Historic Preservation Office

x Other State agency

Federal agency

Local government

University

Other

Name of repository: Department of Historic Resources; Virginia Department of Transportation

10. Geographical Data

Acreage of Property 160 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1.	17	242670	4260460	3.	17	241460 4260660
2.	17	241200	4260860	4.	17	241360 4260510

 See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Shirley Maxwell and James C. Massey, historic preservation consultants
organization Massey Maxwell Associates, Inc. date November 14, 2000

street & number P.O. Box 263 Telephone 540-465-4566

city or town Strasburg state VA zip code 22657

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

USDI/NPS NRHP Registration Form
Croftburn Farm
Culpeper (County), VA

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Laura S. Campbell, Trustee; Margaret Campbell, Trustee; Louisa A. Campbell, Trustee;
Charles B. Campbell III, Trustee

street & number 18751 Germanna Hwy telephone 540-829-9319

city or town Culpeper state VA zip code 22701

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Description:

Summary Description:

Located two-and-one-half miles southeast of the town of Culpeper, in Culpeper County, Virginia, Croftburn Farm, part of the Mount Pony tract in the nineteenth century and Grasslands in the late 1930s and 1940s, is a 162-acre tract on the north side of Germanna Highway (VA Route 3), the old Culpeper-to-Fredericksburg Road. It is bounded on the west by the remains of the Georgetown-to-Nalle's Mill Road and on the north by Mountain Run, a tributary of the Rappahannock River. The farm is comprised of rolling fields surrounded by gentle hills, with numerous small watercourses and attractive bottomland, and it looks south across Rt. 3 to the extinct volcano, Mount Pony. There are three dwellings on the property: the Sprinkel-Bushong House, ca. 1890-1900; the Cottage (15245 Germanna Highway), ca. 1938; and the Campbell House, 1956. The farm's most compelling feature, however, is its unusually intact grouping of farm barns and outbuildings dating from ca. 1870 to the mid-twentieth century and used continuously for their original purposes until the present time. There are nine historic resources on the property, including eight buildings and one structure. The eight contributing buildings are the Sprinkel-Bushong House, ca. 1890-1900; the Cottage, ca. 1938; the horse barn, ca. 1880; the shop and attached privy, ca. 1900; the small barn, ca. 1870; the feed room, ca. 1870-1880; the large barn, ca. 1890; and the garage, 1920-1930. There is one contributing structure, the milk shed, ca. 1900-1915. The single noncontributing building is the Campbell House, 1956. There are eight noncontributing structures-- two Butler prefabricated metal silos and one concrete-stave silo, all erected in 1952; an animal shed, ca. 1955; a cattle-working shed; a creep-feeding shed; a sheep shed; and an equipment shed, 1976. The farm buildings are in fair to excellent condition, and the overall appearance of the property is of a prosperous and well-cared-for working farm.

Sprinkel-Bushong House, 18268 Croftburn Farm Road (contributing)

This well-cared-for, L-shaped, two-story, three-bay, frame and weather-boarded house with a gable roof and center pediment appears to date from ca. 1890-1900.¹ It is a middle-class

¹Culpeper County land records are of little help in dating the house and outbuildings, since the value of buildings on the property is listed at \$200 for the 21-year period from 1889,

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vernacular dwelling, typical of many built in Culpeper towns and rural areas around the turn of the century. The foundation of the house is parged and the original construction material is not visible; there is no basement, but a low crawl space is under the house, with very limited access. A one-story, one-bay entrance porch with deck and roof-top railing, probably added in the 1930s, is located in the center bay, and a window on the second floor opens onto the flat, sheet-metal roof of the porch. Groups of three square posts support the front corners of the porch, and small urn-shaped finials decorate the corners of the railing, which features an open panel of diagonally-crossed boards. The front door, in 12 lights over a solid panel, is an apparent replacement, probably dating to when the porch was added. It has four-light paneled sidelights but no transom. The porch floor and steps are cement. The foundation is of cement-parged brick; there is no basement. The house has a gable roof of standing-seam metal; there are no dormers. There are three interior brick chimneys. Diamond-shaped louvered attic ventilators are in the front and side gables. Throughout the house windows are 2/2 double-hung wood sash. On the west side is a two-story, three-sided bay with three 2/2 double-hung wood windows. Two windows on the east side were added ca. 1955. A kitchen wing is at the rear of the house, with two small, modern windows and a door to the porch. At the south end of the porch, in the angle of the ell, is a small, one-story, stuccoed addition containing a laundry room and furnace room. (Photos # 3-8)

The interior (photos #6-8) is in a center-hall plan, with a narrow, straight-run stair along the east wall of the entrance hall. A heavy, square, paneled newel post, turned balusters, and molded handrail are typical of the period 1890-1915. Door and window trim on the first floor features heavy reeded pilaster trim and bull's-eye corner blocks around doors and windows. Doors are five-paneled, of unvarnished chestnut. The original front door was replaced in the

when George A. Sprinkel acquired the farm, until 1910, a year when a county-wide reassessment of property values took place. In 1910 the assessed value spiked to \$900 for one year, then dropped back to \$200 until 1915, when it again rose, this time to \$1,150. The drop after the 1910 reassessment may have been the result of an appeal by the landowners. No reduction in the assessment occurred after the 1915 rise, which followed the death of John Bushong, its second owner, and the inheritance of the property by Bushong's brother, Eugene, and sister, Maude. The style of the house and its interior trim makes it unlikely that it would have been built much after the turn of the century.

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early twentieth century, probably when the porch was added. The original door, with a large, vertical oval beveled-glass pane and applied floral decoration, was cut down and inserted into the doorway that opens to the second-floor porch at some time before 1938.² On the second floor the trim consists of plain square corner blocks and board trim. Floors are of varnished 3-1/2" boards, original to the period of construction, except in the kitchen, which has new narrow floorboards laid over a plywood substrate. A stair leading from the kitchen to the second-floor rear bedroom was located on the rear kitchen wall; it was replaced ca. 1955 by the present sink and two small flanking casement windows.

The parlor to the left of the front door is separated from the hall by two sets of modern French doors, added before 1955. A Victorian fireplace mantel of unpainted wood is old but not original to the house, and the chimney breast has been built out into the room to accommodate a larger chimney. French doors leading from the dining room behind the parlor to the side porch were added before 1955.

To the right of the front door is a large bedroom with a small bathroom that was added sometime after 1942. On the second floor are five bedrooms and a bathroom. The attic is a low-ceilinged space unusable except for storage. It is accessed by means of a pull-down ladder on the west side of the upstairs front hall. The attic framing and rafters are 2-1/4" x 5-1/2" timbers. On the roof are several lightning rods.

The house has modern utilities and electric baseboard heat. Until the 1940s, it was heated by stoves and one fireplace. It is in excellent condition and has been very little altered, with the exceptions noted above.

The house faces south toward Germanna Highway (U.S. Rt. 3). Set well back from the road, it is approached by a long, straight gravel drive bordered by horizontal board fences and mature trees and punctuated by cattle guards. Today the drive runs in a straight line northward before curving east of the house to the farmyard and barns and then beyond to the Campbell House several hundred yards away. (Photos #1 and #2) However, it once branched off near the

²Interview with Beatrice Gulas, daughter of a tenant farmer who lived at the farm from approximately 1938 until the fall of 1942. (October 2000).

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front of the Sprinkel-Bushong House to provide a circular carriage drive that gave access to the residence. Traces of the circular drive can still be seen in the grassed area in front of the house, and the original long, straight concrete sidewalk leads from the house to the northern edge of the old circle. Some of the trees date at least to the 1940s, as they appear in old photographs of the property.

Outbuildings

An unusually intact group of late-nineteenth to mid-twentieth-century barns, animal shelters, equipment sheds, and other farm structures is clustered in the area immediately behind the house yard, served by the farm road that leads past the house on the east side. The oldest buildings are believed to date to ca. 1870, while others are from ca. 1880 and the period 1889-1915.³ Some later structures were built in the 1930s or 1940s, and the newest ones, which are noted as noncontributing resources, were erected 1952-1976, often on the foundations or sites of earlier buildings.

Milk Shed (Well House) (contributing structure)

Within the house yard, northeast of the house, is a small milk-cooling shed (photo #12; site plan #2), constructed ca. 1900-1915. The one-story, one-bay, gable-roofed shed sits on a concrete pad that extends past a projecting forebay. Grooved wood siding simulating vertical planks now covers the original wood frame, and the interior walls are now covered in plywood. The roof is of standing seam metal. Inside is a concrete cooling tank, once used to chill milk before it was sent to market. A shallow well is located within the covered porch area, but it is no longer used.

³According to Beatrice Gulas, a large, old, frame meat house stood within the house yard when she lived at the farm. It was demolished prior to 1955. The two-story, gable-roofed frame structure shows in a ca. 1940 photograph supplied by Mrs. Gulas. (Copy in Laura Campbell collection)

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Shop and Privy (contributing building)

Constructed ca. 1900, the shop (sometimes called the "electric shed") is a one-story gable-roofed frame building covered on the exterior by cement-asbestos siding. The roof is of metal also, and the floor is cement. It has knob-and-tube wiring. Double doors of vertical boards are in the east gable end. A low shed addition on the south side once housed poultry (probably turkeys, which were a product of the farm in the mid-twentieth century) and the south wall is enclosed in wire mesh under later siding. It also has a pair of vertical-board doors that cover the entire east end. (Photo # 22; site plan location # 4) A small, shed-roofed privy with vertical cement-asbestos siding, set on stone footings is on the north wall near the west end. (Photo # 23)

Small Barn (contributing)

Constructed ca. 1870, this small, two-story transverse barn has pegged, heavy-timber framing with a combination of vertical board-and-batten walls and vertical and horizontal wood slats in the center section, partly covered on the exterior by vertical corrugated metal siding. The gable roof is of standing-seam metal. The roofline extends unbroken over the north aisle but breaks slightly over the south aisle. There is no foundation, and the building is set on footings of large, individual stones. The first-floor rear of the building was used as a corn crib, and the center section contains four grain bins on the first floor. A hay mow on the upper level is reached by way of original wood stairs. The west end of the south aisle is covered in board-and-batten siding; the east end is open. The north aisle also is closed off on the west end but has a vertical board door with Z-braces on the east end. The original walls survive within the aisles in board-and-batten siding. The old farm bell hangs on the east side. (Photos #18-20; site plan location #6)

Feed Room (contributing)

Directly north of the grain barn, separated by a narrow alleyway running east to west between it and the barn with no connecting door, is the "feed room," a one-story rectangular building with weatherboards and a gable roof of standing-seam metal. It dates to ca. 1870. The interior walls and ceiling are lined with zinc, to discourage rodents. A smaller, unlined room is in the west gable end behind the feed room. There are vertical board doors on the east, north,

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and west sides, the one on the east blocked by one of the Butler silos. (Photo # 21, site plan location # 7)

Horse Barn (contributing)

This one-story frame barn with gable roof and board-and-batten-siding is believed to be the second- or third-oldest building on the property, probably constructed soon after the Civil War. It is located on part of a 60-acre tract that John F. Rixey sold to George and Pauline Sprinkel in 1889 to complete the Sprinkels' Mount Pony farm.⁴ The roof is of modern corrugated metal. On the long north wall of the building are nine exterior doors leading to separate stalls for nine draft horses (three teams of three horses each). The large number of stalls suggests that the building sheltered more horses than would have been required to work the Sprinkels' 162-acre farm. Rixey, a prominent Culpeper politician, owned several large tracts of farmland, however, and it seems likely that the horse barn dates to his era rather to the Sprinkels'.⁵ Carriage horses were stalled on the south side of the barn and were led in through a gable-end door opening to the middle aisle. Farm vehicles are now stored in this area, which has a corrugated metal shed roof and open bays separated by braced timber posts. The three surviving original walls are vertical board-and-batten. (Photo # 29, site plan location # 13) It is now used as a tractor shed.

Large Barn

This large transverse barn (ca. 1890), a gable-roofed board-and-batten building, originally consisted of an east-west gabled center section two-and-a-half stories high with a center aisle and animal stalls on the first floor, flanked by two lower, shed-roofed wings on the north and south sides with open ends and wide aisles to permit vehicle passage. The roof has wide overhangs on

⁴Culpeper County Land Records, DB 24, 30. The Sprinkels had already purchased 100 acres, a "portion of the Old Georgetown tract," from Hugh S. and Nell Alexander in 1882; DB 20, 237.

⁵Interview with Robert Apperson, former USDA Culpeper County agricultural agent, October 2000.

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the gable ends and north side. There is a winch at the peak of the west gable and a small hood with remnants of a hoisting apparatus is on the east gable. Three Dutch doors connect the south aisle and center section, and there is a smaller opening high on the wall near the west end opening from the center into the aisle. The shed on the north side is missing, although clear traces of its stone footings remain along the north side of the building. The barn's second and third floors were for hay storage, and openings on the gable ends as well as on the north side allow for silage to be raised into place.⁶ (Photos # 15-17; site plan location # 11)

Butler Silos #1 and #2 (noncontributing)

Two prefabricated corrugated-metal Butler silos with conical metal roofs were erected in 1952,⁷ one at the north side of the small barn and the other at the west (rear) of the barn. They sit on metal and cement bases. The western silo was moved a few feet to the north in the late 1990s in order to facilitate its use. Until they were painted in 2000, the low walls of the silos prominently displayed the name of the Butler Manufacturing Co. The name may still be seen embossed on the metal door of each silo. Each silo has a capacity of 1,500 bushels of corn. (Photo 27; site plan locations # 8 and 9)

Concrete-Stave Silo (noncontributing)

A third silo, also constructed in 1952, is a 40'- high cylinder of concrete stave walls bound with steel cables; its domed cap is of standing-seam metal. Chutes on the north and west sides are used for loading and unloading grain. (Photo # 30; site plan location # 14)

Garage (contributing)

⁶See Henry Glassie, Pattern in the Material Folk Culture of the Eastern United States (Philadelphia: University of Pennsylvania, 1969), pp. 92-93, and Allen G. Noble, Wood, Brick, and Stone: The North American Settlement Landscape. Volume 2: Barns and Farm Structures (Amherst: The University of Massachusetts Press, 1984), pp. 63-64.

⁷The bill of sale is in the records of Croftburn Farm.

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The garage, ca. 1920-1930, is a one-story, rectangular frame building with weatherboard siding. Interior walls are plywood. The standing-seam-metal gable-roof has exposed rafter ends. A full-width sliding wood double door is in the west gable end. The floor and foundation are of concrete. (Photo # 13; site plan location #3)

Sheep Shed (noncontributing)

The sheep shed, a five-bay timber-frame gable-roofed shed open to the south, is a bad-weather shelter for sheep. Its side and rear walls are of sheet metal. (Photo # 32; site plan location #15)

Animal Shed (noncontributing)

This modern three-bay corrugated-metal and wood frame shed was rebuilt using some old materials on the foundations of an earlier shed destroyed by high winds in recent years. Its open side faces south to provide shelter and warmth to sheep and lambs. (Photos # 24 and 25; site plan location # 5)

Creep-Feed Shed (noncontributing)

This modern shed-roof two-bay structure of corrugated metal and braced posts has an open front to facilitate feeding sheep. (Photo # 26; site plan location # 10)

Equipment Shed (noncontributing)

The equipment shed, a modern five-bay pole barn with gable roof, is used for storing tractors and other farm equipment. Only the westernmost bay is enclosed in corrugated metal. (Photo # 31; site plan location # 16)

Cattle-working Shed (noncontributing)

The 11-bay cattle-working shed is a modern pole structure with corrugated metal roof and iron-pipe gates. A wood cattle chute is in front of, not attached to, the shed. (Photo # 28; site plan location # 12)

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Campbell House (18157 Croftburn Farm Road) (noncontributing)

Located at the end of Croftburn Farm Road in a fenced yard .21 mile north of the Sprinkel-Bushong house and barn complex, the Campbell House was constructed for the Campbell family in 1956 to a design by Essex Fells, New Jersey, architect James Timpson. The builder was Clarence Elwood Smoot, and the landscape designer was W. L. Canard.⁸

The residence is a well-designed, irregularly shaped Colonial-Revival-style, frame weather-boarded house, with four gable-roofed one- and one-and-one-half story sections ranged along the west facade. The roof is of standing-seam metal. There are three gable-roofed dormers on the east side, one gable-roofed dormer on the inner (south) side of the northernmost wing, and a continuous dormer with two 8/8 double-hung windows on the west side of the center section. There is one large, brick, interior chimney with brick coping. The main entrance is in the center of the east facade, through a small, square, one-story, hip-roofed porch, enclosed in glass and wood. Windows in the house are 6/9, 6/6, 4/6, and 8/8 double-hung wood sash. On the west facade a narrow, shed-roofed, three-bay porch with cement floor and no columns, runs the length of the main (center) section. On the first floor a three-part window with 4/6 side windows and 20-light center section is flanked by a window and door.

Landscape features include a terraced brick walk in ten steps leading from the drive to the front door, and a small brick patio, approximately 10' x 20' on the east side. An asphalt tennis court is behind the house on north end. Mature shrubs and trees, flower beds, and wood and wire fence surround the yard. (Photo # 9; site plan location # 17)

The Cottage, 15245 Germanna Highway (contributing)

Located approximately .12 mile east of the Germanna Highway entrance to the Sprinkel-Bushong House, this very plain, vernacular, two-story L-shaped frame residence was called "The Cottage" by present and former residents of Croftburn Farm. It was constructed ca. 1938-39 by William P. Rudasill, then owner of Grassland (as the farm was called at that time), as a tenant

⁸Laura A. S. Campbell, October 2000.

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house⁹ and continues to serve as a rental house today. The house has a gable roof of standing-seam metal, a concrete foundation, and vertical artificial siding on the first floor front. A one-story one-bay gable-roofed addition is on the west end and a small, one-story, shed-roofed addition and modern wood deck are on the rear (north) side. There is a one-story, two-bay front porch with a gable roof, three turned posts, and railing with turned balusters. of standing-seam metal. The primary entrance is located in the west corner of the front (south) facade and has a six-panel wood door in which the top panel has been removed and replaced with glass. The house has 6/6 double-hung windows except in the addition, which features a three-section window with 1/1 wood sash on the front facade. The house is in an unfenced, grassed yard with mature trees and several unpaved parking spaces. (Photo # 10; site plan location # 18)

⁹Beatrice Gulas.

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8. Statement of Significance:

Croftburn Farm (known in the nineteenth century as Mount Pony Farm and in the 1930s and 1940s as Grasslands) is an excellent, unusually intact example of a small nineteenth-century farm complex such as those which once typified agriculture in Culpeper County. The historical farm residence, the Sprinkel-Bushong House, ca. 1890-1900, is typical of houses built during that period in the towns and rural areas of Culpeper County and is an integral part of a complete farming system that has continued from the 1870s until the present day. Similarly, the ca. 1870 small barn, feed room, and horse barn, along with the milk-cooling shed and other buildings constructed from the late nineteenth through the mid-twentieth century, are notable both for their distinctive forms and for their ability to represent a way of life and building that was once commonplace but is now quickly disappearing. There are nine contributing resources on the property, including eight buildings and one structure. The eight contributing buildings include the Sprinkel-Bushong House, ca. 1890-1900; the Cottage, ca. 1938; the horse barn, ca. 1880; the shop and privy, ca. 1900; the small barn, ca. 1870; the feed room, ca. 1870-1880; the large barn; and the garage, 1920-1930. There is one contributing structure, the milk shed, ca. 1900-1915. The single noncontributing building is the Campbell House, 1956. There are eight modern noncontributing structures: two Butler prefabricated metal silos and one concrete-stave silo, all erected in 1952; a cattle shed, ca. 1955; a cattle working shed; a "creep" feeding shed; a sheep shed; and an equipment shed, 1976. The extant farm buildings are in fair to excellent condition, and the overall appearance of the property is of a prosperous and well-cared-for working farm.

Historical Information:

The land on which Croftburn Farm is located was part of a vast tract belonging to patentee Robert Carter and surveyed in 1749 by 17-year-old George Washington, the first surveyor for the new county of Culpeper.¹⁰ The gently rolling topography and fertile soil of the region, watered by several small streams that trickle down the face of nearby Mount Pony, an extinct volcano, and enriched by the volcano's lava deposits, made it a productive agricultural region long before the appearance of European settlers. Native American tribes occupied and

¹⁰Eugene M. Scheel, Culpeper, A Virginia County's History through 1920 (Culpeper: Culpeper Historical Society, 1982) p. 29.

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were farming the rich bottomlands when the first Englishmen arrived, and artifacts from their occupation are turned up periodically in the northwest corner of the farm, particularly in the bottomland along Mountain Run, the farm's northern boundary.

In the late eighteenth century, the land that now comprises Croftburn Farm was at the western edge of George Town, a tiny settlement of six or eight buildings that flourished only briefly in the early nineteenth century and disappeared entirely during the Civil War. Throughout the war the area between George Town and Culpeper was the setting for recurring skirmishes and minor engagements between Northern and Southern troops, and afterward the area was described as "devastated," with only chimneys remaining of the buildings. George Town's last modest structures are thought to have been destroyed in October 1863 by Union artillery trained on Confederate riflemen hiding there.¹¹

The modern history of Croftburn Farm began soon after the Civil War, when John F. Rixey is believed to have erected the farm's three oldest extant buildings--a small barn with corncrib, an adjacent "feed room" for grain storage, and a nine-stall horse barn designed to hold three three-horse teams of draft horses. Rixey, who owned several farms, would probably have needed nine horses to work his expansive fields, but that number would have been excessive for most of the small farms that characterized Culpeper County after the Civil War.¹² Because of the general destruction wreaked by the war in the area, and especially the 1863 bombardment of George Town, it seems unlikely that any usable buildings dating to the pre-war period would have survived on the Croftburn Farm site. Thus, local agricultural historians credit Rixey with

¹¹Archaeological Investigations at the Brook Run, George Town, and Greenhouse Cemetery Sites (44CU122, 44CU120, and 44CU123) Associated with the Proposed Route 3 Improvements and Stevensburg Bypass Project, Culpeper County, Virginia. Report prepared for the Virginia Department of Transportation by The Cultural Resource Group, Louis Berger Associates, Inc. Richmond, VA: May 1999, p. 39.

¹² Scheel, op. cit., p. 252.

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having built the barn, feed room, and horse barn soon after the war ended.¹³ Farming was not Rixie's only occupation, however. He was also a lawyer. In 1897, he was elected to the first of five terms he would serve as Culpeper's representative in the United States Congress. He died in office in 1907.¹⁴

In 1889, George A. Sprinkel traded a piece of property he owned in Madison County, his birthplace, for sixty-two acres of Rixey's land along Kirtley Road (now VA Route 3). With this addition to the hundred-acre tract he had purchased seven years earlier from Hugh Alexander and his wife, Nell, Sprinkel's holdings approached the average size of Culpeper farms of the 1880s, which was about 182 acres.¹⁵ Like John Rixey, however, George Sprinkel was not primarily a farmer. He was, rather, a dentist whose home and office were in Culpeper town.¹⁶ Although Sprinkel may have used the farm as an occasional residence, there is no indication that he and his family ever lived there. More likely it was leased to a tenant farmer or farmed for Sprinkel's benefit by a hired farm manager who lived on the property. This pattern of absentee ownership was common in Culpeper after the war.

The Sprinkel-Bushong House was probably built soon after Sprinkel bought the Rixey

¹³Robert Apperson, retired executive of the Culpeper County Agricultural and Conservation, USDA, in an interview with Laura Campbell, October 2000.

¹⁴Scheel, *op.cit.*, p. 426.

¹⁵Culpeper County Land Records, DB 20, 237. The land that Sprinkel purchased from the Alexanders is described in the deed as "part of Old Georgetown Tract."

¹⁶According to the advertisements he ran regularly in the Culpeper Exponent from 1881 to 1889, Sprinkel practiced with other dentists and maintained an office on Main Street near the post office. In 1889 he referred to himself as a "surgeon dentist" and stated that he was a graduate of the Baltimore College of Dental Surgery with 19 years of experience. The Virginia Board of Dentistry does not show that he took the Virginia state board examination but does list him as a dentist practicing in Virginia. The 1900 census shows him and his family, which included his wife, Pauline Hume Sprinkel, a daughter, and several sons, at least two of whom followed him into the field of dentistry, living in Culpeper town.

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tract and may, in fact, have been at least partly the reason for the purchase, perhaps to attract or keep a good farm manager or tenant farmer. The frame farm house was comfortably large, well built, and attractively proportioned, but its simple lines were probably better suited to a farm family's residence than to that of a successful middle-aged dentist with a marriageable daughter. (The U. S. Census of 1900 indicates that Sprinkel was 47 years old, with a 28-year-old spinster daughter.) Except for its central pediment, a ubiquitous feature of middle-class houses of the period, the house is sparsely decorated. Even the modest front porch was not added until well into the twentieth century.

Sprinkel apparently left Culpeper around 1912, the year he sold his farm to John and Eugene Bushong.¹⁷ John Bushong died in 1915, leaving his share of the farm to Eugene and their sister, Maude. Eugene and Maude Bushong, both unmarried, lived on the farm and worked it until 1940, when Eugene died. The property then was sold to William Rudasill, who owned five or six farms according to Beatrice Gulas, the daughter of one of Rudasill's long-time employees, John Henry Brown. Brown and his family lived for a few years in the Sprinkel-Bushong House. According to Mrs. Gulas, Rudasill owned no farm tractor but used draft horses to plow the fields into the 1940s. Rudasill owned a prize Hereford herd, an indication that beef cattle were the farm's main money crop at that time. John Henry Brown posed before the Sprinkel-Bushong house with Beatrice and his prize Hereford calf around 1942. The family's large vegetable garden, just across the lane east of the house, shows in the photograph as well. The farm also produced turkeys, which were probably housed in the still-extant wire-enclosed south-facing shed of the farm's shop building. Mrs. Gulas recalls that the turkeys were driven to market on Mount Pony Road. The Brown family also sold milk from dairy herds. The milk was cooled in a small building behind the house.

In 1942, the farm was sold to Arthur G. Post, who, Mrs. Gulas says, evicted the tenants with a week's notice. Arthur Post's wife, Mary, transferred the property, now called "Grasslands," by deed of gift to W. Emmett Doyle in 1946, along with a Black Angus beef herd

¹⁷Culpeper County Land Records, DB 47, 145. Following the sale, there are no further references to Sprinkel in the land records or in the local newspaper, the Culpeper Exponent, until July 18, 1929, when the newspaper reports his death at the home of one of his sons in Middlesex County. He was buried in "the family section" of Hollywood Cemetery in Richmond.

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of 50 cows, two bulls, 17 heifers, and 35 calves.¹⁸ In 1955 Charles B. Campbell, and P. T. Fitzhugh bought Grasslands, and in 1956 Campbell built the Campbell House on a site a quarter of a mile behind the Sprinkel-Bushong House. The architect for the new house was James Timpson of Essex Fells, New Jersey. The builder was Clarence Elwood Smoot, and the landscape designer was W. L. Canard.¹⁹

Over time, four farms were assembled to make up a 900-acre property that is now held in a family trust, the Natalie M. Campbell Trust, formed in 1964 to benefit the children of Charles Campbell, Jr., and his wife, Laura, and remains in force today. Croftburn Farm, with the other farms, now supports a herd of beef cattle with 200 cows, six bulls, 24 heifers, and 100 calves. A small flock of sheep are also included in the livestock. The fields yield crops of wheat, corn, alfalfa, and barley, and woodlots on the farm contain healthy stands of hard-wood trees. Croftburn Farm's three silos are filled with 400 tons of corn silage, the barns are filled with 1,200 bales of hay, and the yards contain another 1,500 bales of hay.²⁰

Although suburbanization is now infringing on farm land, the agricultural tradition remains dominant in rural Culpeper County. In recognition of Croftburn Farm's ongoing architectural heritage, the farm is consistently part of the annual farm tour held by the county.

¹⁸Culpeper County Land Records, DB 119, 427.

¹⁹Laura A. S. Campbell, October 2000.

²⁰Interview, Laura A. S. Campbell, October 2000.

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10. Geographical Data (continued)

5. 17 241 250-4260070
6. 17 241 100-4260100
7. 17 241 160-4259750
8. 17 240 720-4259460

Verbal Boundary Description:

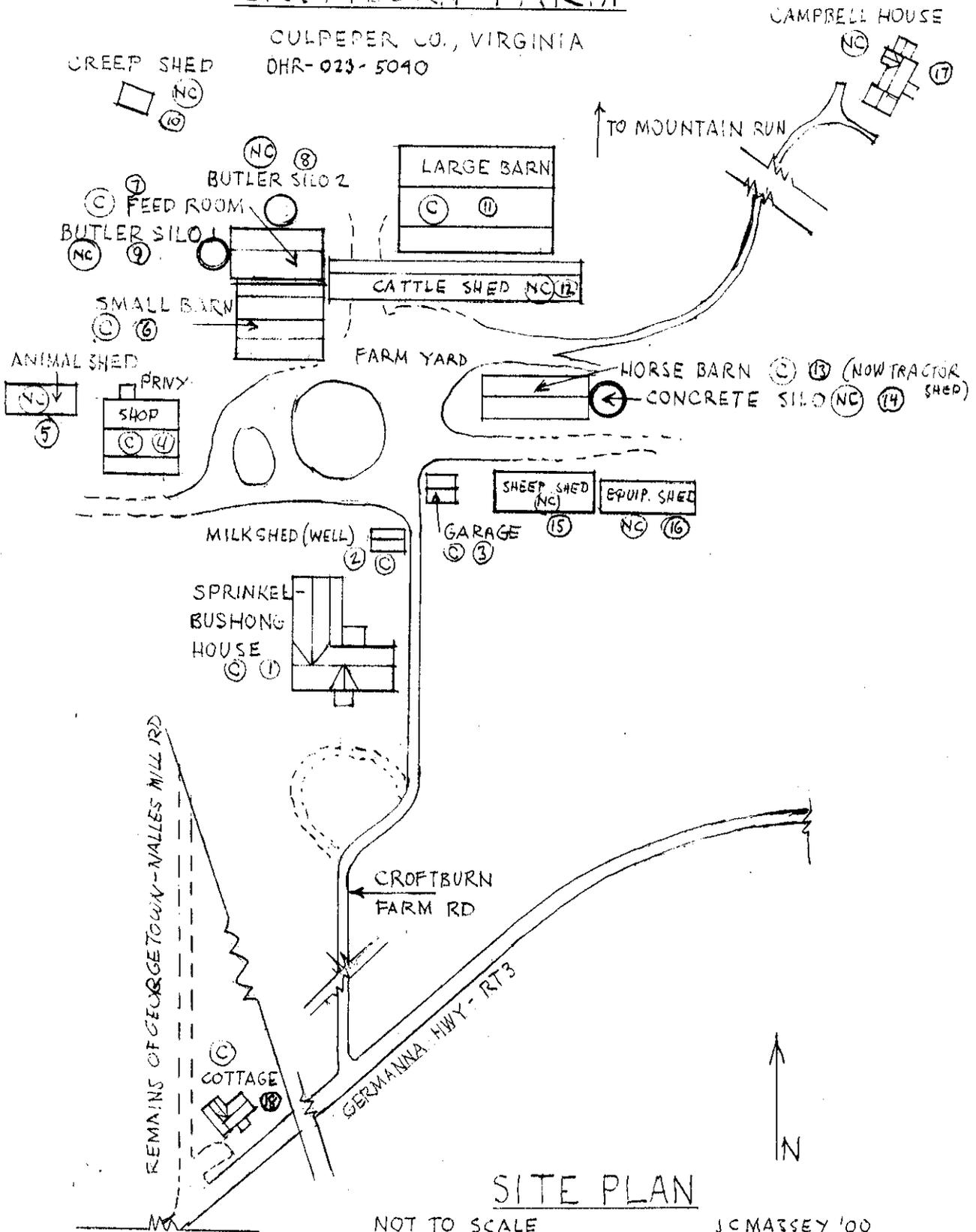
The property lies on the north side of Virginia Rt. 3, 2-1/2 miles east of Culpeper, Virginia, as shown on Culpeper County tax maps, Stevensburg District, Sections 41 and 51, parcels 82 and 82-A in their entirety, as delineated on USGS Culpeper East, Virginia, Quad Map, included with this nomination.

Boundary Justification:

The south boundary of Croftburn Farm is a main state highway, Virginia Route 3, Germanna Highway. This is the historic old highway from Culpeper to Fredericksburg. Croftburn Farm lies on the north side of the highway, with frontage of approximately 1,800 feet, and extends northeastward over rolling land to Mountain Run, approximately 4,000 feet. On the west the boundary is the existing remains of the historic eighteenth-century Georgetown-to-Nalle's Mill Road, approximately 3,400 feet. On the northwest, U.S. Highway 29, a modern limited-access highway forms a physical as well as property boundary for the nomination, between the old Nalle's Mill Road and Mountain Run. The east boundary is the north-south property line of the nominated property, running from Mountain Run to Germanna Highway. The property is comprised of the whole of Tax Parcels 82 and 82A of Sections 41 and 51, Culpeper County, Stevensburg district. Included are the three residences and extensive farm structures which lie on the south third of the property. Toward the north and west portions over environmentally significant rolling farmland are areas of bottomland near Mountain Run, an area of Native American occupation and cultivation.

CROFTBURN FARM

CULPEPER CO., VIRGINIA
DHR-023-5040



SITE PLAN

NOT TO SCALE

JCMARSEY '00

CROFTBURN FARM

- 4260860 : 2
- 4260660 : 3
- 4260510 : 4
- 4260460
- 4260100
- 4260070
- 4259150 : 7
- 4259460 : 8

CULPEPER EAST
USGS

